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*From the Board of Directors of Summers Landing*

*Website: [summerslandingva.org](http://summerslandingva.org)*

*March 2024*

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## **The Latest News for Summers Landing Residents**

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### **2024 Meeting Dates**

Wednesday, March 20, Board Meeting  
Wednesday, April 24, Board Meeting  
**Wednesday, May 15, Annual Meeting**  
Wednesday, June 26, Board Meeting  
Wednesday, July 24, Board Meeting  
Wednesday, August 21, Board Meeting  
Wednesday, September 18, Board Meeting  
Wednesday, October 23, Board Meeting  
Wednesday, November 20, Board Meeting  
Wednesday, December 18, Board Meeting

All meetings are open to residents. Since it's easier to cancel meetings than to schedule them, the Board has scheduled more meetings than it expects to need. Therefore, all meetings are subject to cancellation.

Except for the annual meeting, please call our Management Company at **540-371-0652** a day before a Board meeting for the time and place, and to make sure the meeting has not been cancelled.

### **New Annual Meeting Month**

As you probably know by now, the Board has changed the annual meeting from January to May. The meeting will be held at the community center on May 15 and will begin promptly at 7 PM. If you have any topics you would like to see discussed, **please email them to HOA president John Thyen at [jdthyen@gmail.com](mailto:jdthyen@gmail.com).**

The January date was set in our bylaws, but can be changed by the Board. The Board decided to move the annual meeting from January to May because January is a cold and dark month with unpredictable bad weather, all of which can contribute to low

### **New Annual Meeting Month**

attendance at the annual meeting. Changing the meeting from January to May seemed to be a sensible thing to do.

### **2024 Spring Cleanup**

The Board would like to thank the many residents who responded to last year's Spring cleanup campaign by power washing their houses and painting mailboxes and shutters. The responses were very noticeable with power washed homes, freshly painted shutters, and sparkling white mailboxes.

Your Board of Directors believes that the best government is the least government. To make that more than just a slogan requires that all residents take a close and critical look at their property to make sure that it meets the standards of the community and the requirements of the covenants. Surely it is in the interest of everyone to keep property values high by making sure that each lot looks its best. That's what our annual cleanup campaign seeks to accomplish.

With spring right around the corner, now is a good time for all of us to take that critical look at our lot and see what we need to do to beat the "homeowners police" to the punch by identifying and fixing potential violations before the HOA finds them.

The HOA doesn't like to send out violation notices any more than homeowners like to receive and deal with them. So let's all work together to say good-bye to winter and hello to spring and summer with cleanly washed houses, freshly painted shutters, and sparkling white mailbox posts.

Summers Landing HOA  
c/o Elite Community Management  
11915 Main Street  
Fredericksburg, VA 22408

### Spring Clean-up Questions

Does your mailbox need painting?  
Do your house shutters need painting?  
Does your house need a power washing?

### 2024 Assessment Reminder

Residents are reminded that the annual assessment of \$210 was **due on January 31**. Late payments will incur a monthly late fee of \$15. That late fee is necessary to defray the extra cost of sending additional payment due reminders. Homeowners also need to understand that if the HOA has to employ an attorney to collect a delinquent assessment, all legal costs incurred by the HOA in that process are added to the original assessment and monthly late fees owed by the homeowner.

### Speeding in Summers Landing

Speeding is an ongoing concern in Summers Landing as it is in every community.

The consensus at the last annual meeting was that speeding was a problem with no easy solution. The speed limit on all Summers Landing roads is 25 mph. Whether one believes that is too low or too high is irrelevant because that is what it is and anyone who exceeds that speed is violating the law. It is also not uncommon for a vehicle to roll through a stop sign.

The Board will be asking the sheriff for more enforcement, recognizing that the sheriff's resources for such enforcement are limited.

In the past when the sheriff instituted an enforcement campaign, a lot of the tickets issued went to our own residents, and sometimes even to the people who complained the loudest about people speeding.

### Speeding in SL (continued)

Residents concerned about speeding on their street are advised to first gather information about day of the week, time of day, and even descriptions of specific vehicles speeding before calling that information in to the sheriff. The more specific the information, the more likely we are to get a car in the area at that time and location.

The sheriff's number is 540-582-7160.

### Unregistered Vehicles

Please be reminded that unless garaged, only registered vehicles may be kept on Summers Landing lots.

### 2024 Board of Directors

**John Thyen, President**

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**Dave Solano, VP & Treasurer**

dwsolano@gmail.com

**Jim Irwin, Secretary**

grdpap.irwin@gmail.com

**Jeff Pugmire, Director**

**Russ Danes, Director**

**Will Robinson, Director**

**Bob Bayer, Director**

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**11915 Main Street, Fredericksburg, VA 22408**

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